



Rowan Close

Kingsbury, Tamworth, Staffordshire, B78 2JR

£369,950

Property Features

- Spacious Extended Detached Family Home
- Reception Hallway
- Lounge
- Dining Room
- Extended Fitted Kitchen
- Superb Conservatory
- Three Double Bedrooms
- Refitted Shower Room
- Garage and Driveway
- Well Maintained Rear Garden

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this spacious extended detached family home occupying an excellent corner plot position within this highly desirable location. The property has benefits to include UPVC double glazing, gas fired central heating and a superb conservatory, with accommodation briefly comprising: reception hallway, lounge, dining room, extended fitted kitchen, three double bedrooms, refitted shower room, garage and driveway, front and side garden, well maintained rear garden. Internal viewing is considered essential.

This spacious three double bed roomed detached home occupies an enviable position within this highly popular cul-de-sac, with the property being set behind a lawned fore and side garden, to include a variety of mature trees, plants and shrubs, a gravel driveway provides off road parking facilities along with access to the integral garage with external courtesy lighting, and front entrance with canopy storm porch, wall mounted courtesy lighting and front door leading through to:

RECEPTION HALLWAY

With a ceiling light point, coving to ceiling, built-in understairs storage cupboard, tiled floor, doors to:

LOUNGE

14' 9" x 11' 6" (4.51m x 3.53m)

The focal point of the room is a feature fireplace with electric 'flame effect' fire, UPVC double glazed windows to front and rear, two ceiling light points, coving to ceiling, two radiators, staircase leading off to the first floor landing.



DINING ROOM

9' 3" x 8' 7" (2.82m x 2.62m)

With a UPVC double glazed window to the front, ceiling light point, radiator, archway leading through to:

EXTENDED KITCHEN

14' 9" x 9' 2" (4.50m x 2.81m)

Fitted with an excellent range of matching base units and drawers with roll top working surfaces over and complementary tiling surrounds, inset single drainer sink unit with hot and cold mixer tap set below a UPVC double glazed window which overlooks the rear garden, space and point for 'range' style cooker with extractor hood over, integrated dishwasher, recess and plumbing for automatic washing machine, space and point for full height fridge/freezer, matching full height larder style cupboard, additional range of matching wall mounted cupboards to include glass fronted display cupboards and wine rack, ceiling light point, coving to ceiling, tiled floor, door to:

CONSERVATORY

9' 2" x 8' 7" (2.81m x 2.63m)

Being of brick and UPVC double glazed construction and having wall light point, tiled floor, power points, UPVC double glazed French doors leading out to the rear garden.

FIRST FLOOR LANDING

Having access to loft, ceiling light point, UPVC double glazed window, built-in airing cupboard housing the 'Worcester' combination central heating boiler, doors to:

L-SHAPED BEDROOM ONE

17' 3" x 14' 6" (5.27m (max) x 4.43m (max))

This spacious double bedroom has two UPVC double glazed windows to the front, UPVC double glazed window overlooking the rear garden, two ceiling light points, two radiators.

BEDROOM TWO

8' 5" x 11' 7" (2.59m x 3.55m (into fitted wardrobes))

Bedroom two has an excellent range of fitted wardrobes, UPVC double glazed window overlooking the rear garden, ceiling light point, radiator.

BEDROOM THREE

9' 3" x 8' 6" (2.83m x 2.60m)

This well presented bedroom has a UPVC double glazed window to the rear, ceiling light point, radiator.



SHOWER ROOM

5' 10" x 5' 10" (1.79m x 1.80m)

Comprising of a white suite of corner shower cubicle with 'Triton' shower fitment, close coupled WC and wash hand basin set in vanity unit, complementary full height wall tiling, chrome coloured heated towel rail, ceiling light point, obscure UPVC double glazed window to the front.

OUTSIDE

GARAGE

18' 8" x 7' 11" (5.70m x 2.42m)

Having an up and over entrance door, double glazed door to the rear, ceiling light point, power points.

REAR GARDEN

There is a paved pathway from the side entrance gate, paved patio across the rear elevation, along with a timber decked seating area, and the garden itself is mainly laid to lawn with shaped borders, timber built garden shed and a paved pathway leads to the rear of the garden to the small summerhouse, and the garden is bound by both brick built walls and timber fencing.

ANTI MONEY LAUNDERING

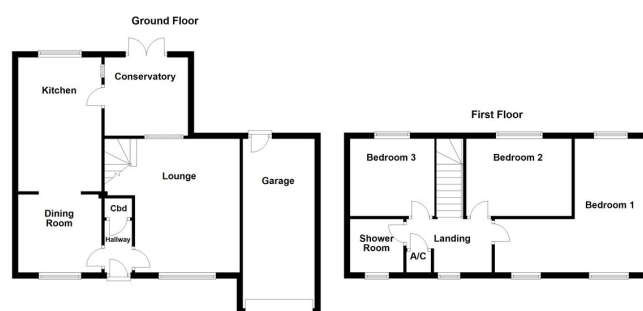
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements